

**MINUTES
FREMONT REDEVELOPMENT AGENCY & CITY COUNCIL JOINT MEETING
FEBRUARY 16, 2010
FREMONT CITY HALL
7:00 P.M.**

1. CALL TO ORDER

2. CONSENT CALENDAR

- * 2.1 Approval of Minutes – None.**

3. PUBLIC COMMUNICATIONS

- 3.1 Oral and Written Communications – none.**

4. PUBLIC HEARINGS – None.

5. OTHER BUSINESS

- 5.1 Chairperson Wasserman opened consideration of Report Out from Closed Session of Any Final Action – none.**

- 5.2 Chairperson/Mayor Wasserman opened consideration of a Joint Public Hearing on (1) the Proposed Consolidated Amended Redevelopment Plan for the Fremont Merged Redevelopment Project Area; (2) the Proposed Amended Five-Year Implementation Plan; and (3) the Final Subsequent Environmental Impact Report**

Deputy City Manager Melissa Stevenson Dile provided information about the public hearing, outlined the presentation format and introduced the Project team.

Agency Member/Councilmember Harrison disclosed that he is an owner in a business that has a leasehold interest within the redevelopment project area with no ownership attached. According to the FPPC Conflict of Interest guidelines, he is able to participate in the discussion.

Redevelopment Director Elisa Tierney reviewed plan amendment perceptions, provided history on redevelopment and Fremont Redevelopment Agency activities, defined the purpose of the Plan Amendment, reviewed the next generation of projects under the Plan Amendment, highlighted several of City Council and Redevelopment Agency actions and discussions from July 24, 2007 to the Community Workshop held on February 1, 2010. Ms. Tierney highlighted Planning Commission and Redevelopment Advisory Committee actions and the Plan Amendment and Agency's eminent domain authority. Libby Siefel (Siefel Consulting) reviewed the purpose of the report to Council, what is included in the report and described how the tax increment financing works. Senior Planner Kelly Diekmann provided an overview of

the Environmental Impact Review process. Jack Nagel (Goldfarb & Lipman) provided an introduction of record and notice of actions for the Joint Public Hearing and written communications concerning the Amended Plan. Deputy City Manager Melissa Stevenson Dile reviewed next steps.

Chairperson/Mayor Wasserman opened the joint public hearing. Kathy McDonald and Pat Snow expressed opposition to the proposed Plan Amendment. Linda Mandolini (Eden Housing), Doug Ford, and Miriam Keller (Congregations Organizing for Renewal), expressed support for the proposed Plan Amendment that would create additional affordable housing opportunities. Steve Betando and Lara York (Fremont Unified School District), Mark Hirsch, Alexandra Starr (League of Women Voters Fremont, Newark and Union City), Jese Schaa, Tom Handley, Walt Birkedahl, Gus Morrison, Joseph Joly, George Durta and Nina Moore (Fremont Chamber of Commerce), Judy Zlatnik, Dominic Duarte, and Maggie Peterson, expressed support for the proposed Plan Amendment. Larry Sweeney expressed concerns related to the proposed Plan Amendment. There were no other speakers. Chairperson/Mayor Wasserman closed the public hearing. Staff responded to questions raised by the public speakers and to questions from Agency Members/Councilmembers. Agency Members/Councilmembers provided comment. No action was taken.

- 6. ADJOURNMENT:** There being no further business, Agency Chairperson Wasserman adjourned the meeting.

Attest:

Approved:

Dawn G. Abrahamson, Agency Secretary

BOB WASSERMAN, Agency Chairperson